ENVIRONMENTAL CHECKLIST

Former Coleman Creosoting Works Site at
333 Elliott Avenue West, Seattle, King County, Washington

A. BACKGROUND

1. Name of proposed project, if applicable:

333 Elliott Avenue West Site Cleanup Actions

2. Name of applicant:

Washington State Department of Ecology

3. Address and phone number of applicant and contact person:

333 Elliott Avenue West, LLC
c/o Environmental Partners, Inc.
10940 NE 33rd Place, Suite 110
Bellevue, WA 98004

CONTACT: John Brasino, site manager (425) 893-8579; and

Washington State Department of Ecology
Northwest Regional Office
3190 – 160th Ave SE
Bellevue, WA 98008-5452

CONTACT: Maura S. O'Brien, Ecology Toxics Cleanup (425) 649-7249

4. Date checklist prepared:

November 20, 2002

5. Agency requesting checklist:

Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable):

Public Comment Period: December 1 through December 30, 2002.
Responsiveness Summary for public comments: January 2003.
Finalize Documents - Prospective Purchaser Consent Decree, Cleanup Action Plan, State Environmental Policy checklist and SEPA Determination: February 2003.
Cleanup Action Tasks – after purchase of the property and development plans

public comment review and approval: estimated 2004/2006
Compliance monitoring: 2004 - 2006, as necessary

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.

None.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Draft Cleanup Action Plan, issued on November 22, was prepared by Environmental Partners, Inc for 333 Elliott Avenue West, LLC. This report presents the proposed cleanup tasks under the Model Toxics Control Act including soil and groundwater remediation, soil excavation, groundwater treatment and compliance monitoring.

The following reports preceded the CAP:

Redial Investigation Report by Environmental Partners, Inc, August 2002;

Site Characterization Report by Environmental Partners, Inc, April 2002;

Investigation Reports by Environmental Partners, Inc, December 2001;

Phase II Environmental Site Assessment by Black & Veatch, September 1998;

Final Integrated Assessment Report by Ecology & Environment, Inc, March 1998;

Site Investigation by Shannon & Wilson Inc, August 11996;

Modified Environmental Assessment Report by Shannon & Wilson Inc, July 1996; and

Draft Remedial Investigation Report by Converse Consultants NW, March 1990.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Seattle Clearing and Grading Permit

City of Seattle Land Use Permit

Puget Sound Air Pollution Control Agency Asbestos Demolition Notification

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).

The site originally was part of the Seattle Tide Lands and the shoreline was located approximately 400 feet northeast of the property. The filling of the property and relocation of the shoreline to its present position was completed in the 1920s. Coleman Creosoting Works occupied the site until about 1912, and the creosoting works was located on a dock built prior to 1893. Coleman produced and stored creosote at the south end of the property, and at least one tank associated with the lumber treatment process was identified on a Sanborn map dated 1905.

In about 1912, J.S. Vining Fuel Company, a supplier of wood and coal, occupied the site. In the mid 1930s Furnace Oil Service Company, Inc. occupied the property and in 1940, Crawford's Sea Grill was constructed on the north end of the property. Between 1941 and 1946 all other buildings were demolished. The current parking lot was paved between 1946 and 1953. In about 1965 Ivars' Captain's Table took over occupany and remained in business until 1993. The property has most recently been used as a restaurant and nightclub. It is entirely paved or under a building and is currently owned by Pacific Sound Resources, Inc.

The purpose of this project is to cleanup contaminated soil and groundwater at the site including a small location of land at West Thomas Avenue. The Cleanup Action Plan outlines the following tasks:

- Excavate contaminated soil, dispose off-site, and recycle where practical;
- Contain and treat contaminated ground water during excavation;
- Treat ground water during basement dewatering as required for proposed development;
- Source removal and ground water monitoring for natural attenuation;
- Excavate and treat "hot spots" of contamination, if discovered; and
- Conduct soil and ground water compliance monitoring to confirm state cleanup standards have been achieved.

Site protection after work is completed may require a restrictive convenant if contaminated soil is inaccessible and will need to remain in-place at the site. This means that special precautions will be required a this part of the site in case of future work in this area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is at 333 Elliott Avenue West, Seattle, Washington and is bounded on the northeast by Elliott Avenue West, on the southeast by Thomas Avenue West, to the

southwest by railroad tracks, Myrtle Edwards Park and Elliott Bay, and to the northwest by Fourth Avenue West. It is in Section 25, Township 25 North, Range 3 East, and the tax identification number of the parcel is 766620-2160.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): <u>Flat</u>, rolling, hilly, steep slopes, mountainous, other **<u>(part of the site has a steep slope -- see 1.b. below)</u>**.

b. What is the steepest slope on the site? (approximate percent slope)?

The site is flat and slightly sloping towards the southwest towards the park.

c. What general types of soils are found on the site? (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Urban fill and glacial till.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The contaminated soil will be excavated to approximately 15 to 18 feet below ground surface (bgs) and disposed off-site at a certified landfill or treating and recycling where practical. Groundwater will be contained, treated and disposed off-site under permit to the sanitary sewer.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Minor erosion of temporarily stockpiled materials and open excavated areas could occur during the remediation process.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 90-100 percent of the property will be covered by buildings and/or covered by asphalt or concrete pavement.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Stockpiled soil materials will be covered with impervious sheeting or other appropriate material. Catch basins receiving runoff from exposed earth surfaces will be protected from siltation by temporary gravel berms or check dams and filter fabric fences. All erosion control methods will be designed and used in accordance with accepted best management practices and City of Seattle development standards.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile emissions, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, exhaust emissions and some dust would result, on a temporary basis, from the operation and movement of gas-and diesel-powered construction vehicles.

The project could result in short-term fugitive dust during soil remediation and will employ dust control. No emissions to the air would be expected after remediation is complete.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Construction equipment would have standard emission control devices. Other measures to minimize air quality impacts would include avoiding prolonged idling of construction vehicles, using electric rather then fossil-fuel burning equipment where appropriate, sweeping dust and dirt, and sprinkling dusty areas with water (if permitted).

Some fugitive dust could occur during remediation. Fugitive dust will be controlled by wetting excavation areas where soil is dry.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, or wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Elliott Bay is adjacent to Myrtle Edwards Park and is approximately 500 feet from the property. Elliott Bay is part of Puget Sound, a saltwater system.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater will be withdrawn during excavation and removal of contaminated soils. This groundwater will be collected, contained, treated and discharged under permit to the sanitary sewer system. Also, groundwater will be collected and treated during basement dewatering as required during

the lifetime of the proposed development; and groundwater will be monitored for natural attenuation after source removal.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including storm water):

1) Describe source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff at the site is from buildings and impervious parking surfaces. Runoff flows into an underground drainage system via catch basins, then through a coalescing plate oil/water separator, and into the local storm drainage system.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground and runoff impacts, if any:

Stockpiled soil materials will be covered with impervious sheeting or other appropriate material. Catch basins receiving runoff from exposed earth surfaces will be protected from siltation by temporary filter fabric and berms or check dams if necessary. All erosion control methods will be designed and used in accordance with accepted best management practices and City of Seattle development standards. Exposed areas will be repaved after completion of soil removal.

4. Plants

a. Check or circle types of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other
_____ evergreen tree: fir, cedar, pine, other
_____ shrubs
_____ grass

_____ pasture
_____ crop or grain
_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____ water plants: water lily, eelgrass, milfoil, other
__X_ other types of vegetation: weeds

b. What kind and amount of vegetation will be removed or altered?

Few weeds present will be removed.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, other: sea gulls, crows

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other: _____.

b. List any threatened or endangered species known to be on or near the site.

None.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, woodstove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Energy consumed during construction and possible remediation activities would be diesel, gas and electric power associated with construction equipment and vehicles for tank removal, stockpiling, backfilling and restoration activities.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Environmental Health hazards in exposed soils include predominantly petroleum substances used for wood preservative (naphthalenes and carcinogenic polynuclear aromatic hydrocarbons (cPAHs)). Further details are discussed in the Cleanup Action Plan.

During construction, there would be some danger of exposure to contaminated soils. After completion of the project, environmental health risks would be minimal.

1) Describe special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any:

Measures to control environmental health hazards include the following.

- Contaminated soil will be transported for offsite disposal at an certified landfill, or treated and recycled where practical.

- Stockpiled soil materials will be covered with impervious sheeting or other appropriate material.

- Catch basins receiving runoff from exposed earth surfaces will be protected from siltation by temporary gravel berms or check dams and filter fabric fences in accordance with accepted best management practices and City of Seattle development standards.

- Sweeping and sprinkling dusty areas with water will occur when necessary. Fugitive dust will be controlled by wetting excavation areas where soil is dry.

- Follow-up work includes compliance monitoring.

A licensed contractor, experienced in this type of cleanup will perform the actual remedial cleanup work under the direction of Environmental Partners, Inc. and Ecology. All work will meet the following criteria: protection of human health and the environment, compliance with cleanup standards, and effectiveness and permanence.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise in the immediate area includes local street traffic and street noise. The area is commercial in nature.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

There will be short-term noise from construction equipment and activities during excavation, building development, and paving activities. After construction, the project would not result in additional noise.

3) Proposed measures to reduce or control noise impacts, if any:

Construction equipment will have standard muffler equipment and will operate during normal working hours and in accordance with the City of Seattle Noise Ordinance.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The current use of the site is as an active parking lot. Adjacent uses are commercial, tourism and residential (north and east of the property).

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

The property has a former restaurant building in the north area and paved parking in the central and south area.

d. Will any structures be demolished? If so, what?

Yes, the building and paved areas will be removed.

e. What is the current zoning classification of the site?

The site is zoned Industrial/Commercial (IC-45).

f. What is the current comprehensive plan designation of the site?

Same as zoning.

g. If applicable, what is the current shoreline master program designation of the site?

The property is within the City of Seattle's Shoreline District and the Seattle Shoreline Master Program applies.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No portion of the site has been classified as environmentally sensitive.

i. Approximately how many people would reside or work in the completed project?

The proposed cleanup project would not affect the number of permanent employees at the site.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is compatible with existing and projected land uses and plans.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennae; what is the principal exterior building material(s) proposed?

The tallest structure at the site is the former restaurant building, approximately a two-story structure.

b. What views in the immediate vicinity would be altered or blocked?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The completed project will not result in less light or glare.

b. Could light and glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

City of Seattle Myrtle Edwards Park is located approximately one-half block southwest of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

None known. Historically this site was submerged and below water according to the 1893 and 1905 Sanborn maps. The site was filled in the early 1900s and the present shoreline established about 1920. Since the site is not located at a historic

shoreline, it is unlikely that artifacts or materials of archeological significance will be discovered. Should any objects of archaeological significance be found, the Historic Preservation Office and appropriate tribes will be contacted.

c. Proposed measures to reduce or control impacts, if any:

None.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The property is served by Elliott Avenue West, a general thoroughfare and side streets, West Thomas Avenue and Fourth Avenue West that each terminate with cul-de-sac. There is no access on the southwest side bounded by the Burlington Northern & Santa Fe Railway tracks.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. Approximate distance is one block.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Not known at this time; the proposed development will not be prepared until 2004/2007.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Active railroad tracks are located immediately southwest of the property.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None.

g. Proposed measures to reduce or control transportation impacts, if any:

Work will be conducted to interfere as little as possible with public travel, whether vehicular or pedestrian. Control of any temporary traffic or pedestrian obstructions during construction will occur in accordance with City of Seattle standards and with the current "Manual of Uniform Traffic Control Devices." Should work require closure of the entire sidewalk or a travel lane, a signing plan and traffic control plan will be prepared for approval by the City of Seattle.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any:

None.

16. Utilities

a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Existing utilities are sufficient, and no new demands on utilities are anticipated.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____

For special accommodation needs or language translation assistance, call Rebekah Padgett at (425) 649-7257 (Voice) or 711 or (800) 833-8973 (TTY). Ecology is an equal opportunity agency.